

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	CAMBRIDGE SAVINGS BANK			
Owner 2:	ATT: KAREN GIESTA			
Owner 3:				
Street 1:	1374 MASS AVENUE			
Street 2:				
Twn/City:	CAMBRIDGE			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	021138		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 2947 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	343	Condo-Comm	Prime NB Desc:	COM/IND COND	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,426,500			1,426,500		155502
							GIS Ref
							GIS Ref
Total Card	0.000	1,426,500			1,426,500	Entered Lot Size	
Total Parcel	0.000	1,426,500			1,426,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	484.05	/Parcel:	484.0	Land Unit Type:	Insp Date
							12/07/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	1,076,600	0	.		1,076,600	1,076,600	Year End Roll	12/18/2019
2019	343	FV	1,033,500	0	.		1,033,500	1,033,500	Year End Roll	1/3/2019
2018	343	FV	652,300	0	.		652,300	652,300	Year End Roll	12/20/2017
2017	343	FV	620,400	0	.		620,400	620,400	Year End Roll	1/3/2017
2016	343	FV	620,400	0	.		620,400	620,400	Year End	1/4/2016
2015	343	FV	603,600	0	.		603,600	603,600	Year End Roll	12/11/2014
2014	343	FV	603,600	0	.		603,600	603,600	Year End Roll	12/16/2013
2013	343	FV	603,600	0	.		603,600	603,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

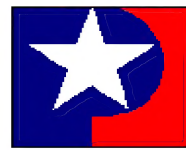
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ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2019	I & E Return	MM	Mary M
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
1/1/1992		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA
 //_/



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	155502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	16:11:08

LAST REV

Date	Time
06/21/19	11:51:51

mmcmakin
374

!374!

Type:	63 - Condo Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Bit: 1988	Eff Yr Bit:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	15.100000381
Name:	4 - 3004

RESIDENTIAL GRID

1st Res Grid				Desc:								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals	RMs:		BRs:			Baths:			HB 1						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.3	%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.13932812
Const Adj.:	1.39216042
Adj \$ / SQ:	396.532
Other Features:	7063
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1745829
Depreciation:	389320
Depreciated Total:	1356509

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	588.85	
Special Features:	70000	Val/Su Net:	484.05	
Final Total:	1426500	Val/Su SzAd	484.05	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
60	A-T-M	M	S	1	1	A	AV	2001	35,000.00	T	14.4	343			30,000		30,000
60	A-T-M	D	S	1	1	A	AV	2001	35,000.00	T	14.4	343			30,000		30,000
57	Drive-Up	M	S	1	1	A	AV	2001	10,000.00	T	0	343			10,000		10,000

More: N	Total Yard Items:	Total Special Features:	70,000	Total:	70,000
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	2,947	396.530	1,168,580	
Net Sketched Area:		2,947	Total:	1,168,580	
Size Ad	2947	Gross Are	2947	FinArea	2947

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

